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INTERNAL SERVICES DEPARTMENT
PROCUREMENT MANAGEMENT SERVICES
111 NW 1ST Street • Suite 1300
Miami, Florida 33128 - 1974

July 6, 2016

All Responding Proposers (See Distribution List)

SUBJECT: RFP-00133
Joint Development at Douglas Road Metrorail Station

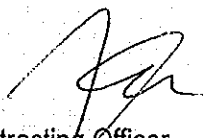
Dear Proposers:

In accordance with Section 4.10 of the above referenced solicitation, and Section 2-8.4 of the Code of Miami-Dade County, you are hereby notified that the County Mayor or designee has recommended award as shown in the attached document.

The provision of this notice also serves to confirm the lifting of the Cone of Silence from this procurement action as dictated by Section 2-11.1(f) of the County Code. The Procurement Management Services Division of the Internal Services Department appreciates the participation of all vendors who responded to the subject action.

If you have questions, please contact me at 305-375-4264 or via email at fjl@miamidade.gov.

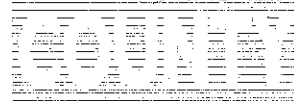
Sincerely,


Jesus Lee, CPPB
Procurement Contracting Officer
Miami-Dade County Florida

Distribution:
Adler 13th Floor Douglas Station, LP
Related Development, LLC

cc: Clerk of the Board
Bruce Libhaber, Assistant County Attorney
File

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Memorandum

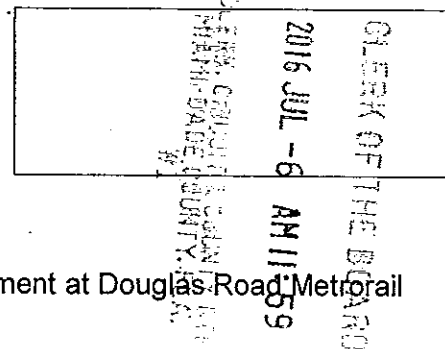
MIAMI-DADE
COUNTY

Date:

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Recommendation for Approval to Award: Joint Development at Douglas Road Metrorail Station



Recommendation

It is recommended that the Board of County Commissioners (Board) approve award of *Contract No. RFP-00133, Joint Development at Douglas Road Metrorail Station*, to Adler 13th Floor Douglas Station, LP (Adler 13th Floor) for the development of the Douglas Road Metrorail Station for the Department of Transportation and Public Works. The County issued a solicitation seeking proposals from experienced developers to achieve the highest and best use of the Douglas Road Metrorail Station through a revenue-generating, mixed-use development that promotes maximum patronage of the transit system. The project includes the upgrade and/or redesign of the Metrorail facilities, including the bus driveways and bays, passenger waiting areas and shelters, and parking lot southwest of the development site. The Douglas Road Metrorail Station development site is approximately seven (7) acres of land composed of four (4) parcels. The Metrorail Station and guideway encumber a single parcel.

The negotiated agreements resulting from the solicitation consist of a development agreement and ground lease agreement. The development agreement specifies Adler 13th Floor's multi-phased approach to the development of this site and requires the firm to submit design and construction documents to the Department of Transportation and Public Works for approval prior to undertaking each project phase. The development – The Link at Douglas – includes the construction of a 150 key hotel and residential towers with ground level retail and structured parking. The hotel and residential component will integrate with the Douglas Metrorail Station. As part of the agreement, the developer will provide \$14 million in required station improvements. The developer will also invest \$1.25 million in additional improvements, of which \$600,000 will be used for the construction of the planned Underline Project. Pursuant to Section 33C-8(C)(1)(b) of the County Code, this mixed-use development, which is located within a Rapid Transit Zone, will provide a minimum of 12.5% of the residential units as work force housing units. The County has approval authority at each phase of the project to monitor, and ensure compliance with, all aspects of the contract requirements. Adler 13th Floor is responsible for all design and construction costs associated with the development of the site, including any applicable taxes.

In addition to increasing density around the Douglas Metrorail Station, the proposed development provides for a substantial long-term revenue source for the Department of Transportation and Public Works over the 30-year initial lease term plus the two (2), 30-year options to renew. As a result of negotiations, County staff was able to achieve: (1) an initial minimum rent payment of \$1,500,000, representing payment of rent for the first four (4) lease years; and (2) commencing with the fifth lease year, Adler 13th Floor will pay a minimum rent in the sum of \$375,000 per year, subject to increases as provided in the lease, and annual percentage participation rent which is equal to three (3) percent of Adler 13th Floor's annual gross revenue at the development site, less the minimum rent.

It is forecasted that this development will have a significant, positive economic impact on the community. The project's construction component is projected to create approximately 1,400 jobs and, once completed, permanently provide a minimum of 223 jobs.

Scope

The scope of this item is countywide in nature. However, the development site is located within Commission District 7, which is represented by Xavier L. Suarez.

Fiscal Impact/Funding Source

There will neither be County nor other governmental funding required for this project as it will be exclusively financed by the developer. There will be a positive fiscal impact to the County in the form of rent and station improvements. The initial lease term plus the options to renew will generate an estimated \$464 million in revenue over the cumulative term of the lease with a net present value of approximately \$40 million. All revenue will accrue to the Department of Transportation and Public Works.

Track Record/Monitor

Jesus Lee of the Internal Services Department is the Procurement Contracting Officer. The terms of the agreements will be managed by Froilan I. Baez, Chief of Right of Way of the Utilities and Joint Development Division, Department of Transportation and Public Works. A copy of the lease will be provided to the Property Appraiser's Office within 30 days of its execution.

Delegated Authority

If this item is approved, the County Mayor or County Mayor's designee will have the authority to exercise all provisions of the contract pursuant to Section 2-8.1 of the County Code and Implementing Order 3-38, including any cancellation, renewal and extension provisions.

Vendor Recommended for Award

A Request for Proposals (RFP) was issued under full and open competition on September 5, 2014. Two (2) proposals were received in response to the solicitation. The RFP method of award was used to obtain the best value to the County by conducting a qualitative review of proposals. The criteria used to evaluate proposals included the proposer's approach to the development site, experience, financial projections and strength, and the capability to secure financing. Adler 13th Floor is a Florida limited partnership solely created for purposes of submitting a proposal in response to this solicitation and thus currently has no employees to report in the chart below.

Awardee	Principal Address	Address of Branch Offices or Headquarters in Miami-Dade or Broward*	Number of Employee Residents*	Principal
Adler 13 th Floor Douglas Station, LP	1400 NW 107 Avenue, Fifth Floor Miami, FL	Same	Miami-Dade - 0	David Adler
			Broward - 0	
			Percentage - 0	

*Provided pursuant to Resolution No. R-1011-15. Percentage of employee residents is the percentage of vendors' employees who reside in Miami-Dade County or Broward County as compared to the vendor's total workforce.

Proposer Not Recommended for Award

Proposer	Reason for Not Recommending
Related Development, LLC	Evaluation Scores/Ranking

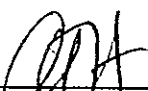
Due Diligence

Pursuant to Resolution No. R-187-12, due diligence was conducted in accordance with the Internal Services Department's Procurement Guidelines to determine contractor responsibility, including

verifying corporate status and that there are no performance or compliance issues. The lists referenced includes convicted vendors, debarred vendors, delinquent contractors, suspended vendors, and federal excluded parties. There are no adverse findings relating to contractor responsibility.

Applicable Ordinances and Contract Measures

- The two (2) percent User Access Program provision does not apply due to federal participation in the development site.
- The Small Business Enterprise Selection Factor and Local Preference do not apply due to federal participation in the development site.
- The Living Wage Ordinance does not apply.



Aline T. Hudak
Deputy Mayor